



RPA PROJECT MANAGEMENT
Project Status Report
Department of Finance and Administration

Andrew Johnson Building

Project: Server Room Upgrade Andrew Johnson Building Nashville, TN 529/078-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$550,000.00
		Current Work Phase: Construction Closed Awaiting Final Invoice	Req'd Work Ph Compl:	MACC Budget: \$250,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Kline Swinney Associates	Contractor: IKON Construction, Inc.	
Project Health: Budget: G Schedule: G Issues: G				

Chattanooga State Office Building

Project: Exterior Stabilization-Phase 2 Chattanooga State Office Building Chattanooga, TN 529/001-01-2003-01		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$860,000.00
		Current Work Phase: Construction Closed Awaiting Final Invoice	Req'd Work Ph Compl:	MACC Budget: \$860,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: Artech Design Group	Contractor: Mid-Continental Restoration	
Project Health: Budget: G Schedule: G Issues: G				

Citizens Plaza Building

Project: Interior Renov - 2 Floors Citizens Plaza Building Nashville, TN 529/076-01-2006		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$3,500,000.00
		Current Work Phase: Construction Closed Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$2,200,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Street Dixon Rick Architecture	Contractor: PBG Builders, Inc.	
Project Health: Budget: G Schedule: G Issues: G Designer closeouts in progress.				

Project: Interior Renovation, Phase 3 Citizens Plaza Building Nashville, TN 529/076-01-2008		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$5,700,000.00
		Current Work Phase: SBC Approved ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$3,960,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Street Dixon Rick Architecture	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: Interior Modification for Tenn. Arts Commission Citizens Plaza Building Nashville, TN 529/076-01-2009		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget: \$190,000.00
		Current Work Phase: Project Closed Out 100% Complete	Req'd Work Ph Compl:	MACC Budget: \$137,716.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Moody Nolan LTD, Inc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Designer closeouts in progress. Awaiting as-built drawings from Dillingham Smith.				

Clover Bottom Mansion

Project: Exterior Upgrade Clover Bottom Mansion Nashville, TN 529/019-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$600,000.00
		Current Work Phase: Construction Document Phas ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$510,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Centric Architecture	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Data Centers

Project: New Building Data Centers Smyrna, TN 529/031-01-2007		Project Work Type: New Construction	Delivery Method: Design / CM	Project Budget: \$44,000,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$35,700,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: JV Hawkins/Wright and SIGN	Contractor: Turner Universal	
Project Health: Budget: G Schedule: G Substantial Completion projected to be in July 2010. Issues: G A backup plan for maintenance of the building needs to be established in the event OIR is unsuccessful in awarding an outside maintenance contract. This is especially important in acquiring Substantial Completion.				

Project: Chiller & EMS Replacement Data Centers Nashville, TN 529/031-01-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,745,000.00
		Current Work Phase: Program Verification Phase	Req'd Work Ph Compl:	MACC Budget: \$2,400,000.00
Project Manager: Burd, S.	Construction Admin: Bryant, J.	Designer: Smith Seckman Reid, Inc.	Contractor:	
Project Health: Budget: G Schedule: G Design contract executed 3/8/10. Issues: G				

Davy Crockett Building

Project: Emergency Repairs Davy Crockett Building Nashville, TN 529/077-01-2006		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$3,000,000.00
		Current Work Phase: Construction Closed Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$2,470,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: Gobbell Hays Partners, Inc.	Contractor: Kerry G. Campbell, Inc.	
Project Health: Budget: G Schedule: G Issues: G Designer closeouts in progress.				

Project: Interior Renovation Davy Crockett Building Nashville, TN 529/077-01-2008		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$8,100,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$5,000,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Hastings Architecture Associa	Contractor: Robert S. Biscan & Company	
Project Health: Budget: G Schedule: G Renovate floors 9-12. Required completion is 5/19/2010. Issues: G				

Project: Interior Renovation - Phase 2 Davy Crockett Building Nashville, TN 529/077-01-2009		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,000,000.00
		Current Work Phase: Program Verification Phase	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Hastings Architecture Associa	Contractor:	
Project Health: Budget: G Schedule: G Issues: G RPA's Interiors Division working with Agency to finalize programming requirements.				

Foster Avenue Complex

Project: Mechanical Upgrade Foster Avenue Complex Nashville, TN 529/021-01-2004		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$250,000.00
		Current Work Phase: Design Development Phase ON HOLD-Cancelled List	Req'd Work Ph Compl:	MACC Budget: \$220,000.00
Project Manager: DePalma, N.	Construction Admin:	Designer: Smith Seckman Reid, Inc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Project to be cancelled at future SBC meeting.				

James K. Polk Building

Project: Fire Panel Circuits Update James K. Polk Building Nashville, TN 529/075-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$206,000.00
		Current Work Phase: Design Development Phase ON HOLD	Req'd Work Ph Compl:	MACC Budget: \$183,506.40
Project Manager: Burd, S.	Construction Admin: Patteson, G.	Designer: Lockwood Greene Engineers,	Contractor:	
Project Health: Budget: Y General Services has submitted budget request for fiscal year 2011. Schedule: G Issues: G Project on hold until additional funding is available.				

John Sevier Building

Project: Hard Wall Office Buildout (2) John Sevier Building Nashville, TN 529/070-001		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Work Requested	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G State Architect's office has expressed concern regarding modification to historic structure. Awaiting resolution.				

Knoxville State Plaza

Project: Middlebrook Interior Modification Knoxville State Plaza Knoxville, TN 526/010-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$600,000.00
		Current Work Phase: SBC Approved ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$600,000.00
Project Manager: DePalma, N.	Construction Admin: Edwards, T.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Project is on hold awaiting decisions on Knoxville Housing Plan from Planning/Lease Division.				

Legislative Plaza

Project: Accessibility Improvements Legislative Plaza Nashville, TN 529/045-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,075,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$1,500,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Moody Nolan LTD, Inc.	Contractor: Baron + Dowdle Construction	
Project Health: Budget: Y Potential for budget shortfall contingent on cost for Senate seating solution. Schedule: Y Awaiting decision from Legislature on preferred seating option for Senate Committee Room. Issues: Y Designer has issued plans for ramp railings and corrections for ADA design to Contractor for pricing. Change order pending.				

Multiple Facilities

Project: Engineering Study Multiple Facilities Nashville, TN 529/000-06-2009		Project Work Type: Study	Delivery Method: Design Consultant	Project Budget: \$60,000.00
		Current Work Phase: Design Development Phase 75% Complete	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Burd, S.	Construction Admin: n/a, .	Designer: Littlejohn Engineering Assoc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Investigation of sanitary sewer is in progress.				

Oak Ridge National Laboratory

Project: Advance Studies & Computer Science Oak Ridge National Laboratory Oak Ridge, TN 529/094-01-2001		Project Work Type: New Construction	Delivery Method: Design / Bid / Build	Project Budget: \$10,000,000.00
		Current Work Phase: Root Project ACTIVE	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Clarke, A.	Construction Admin: Edwards, B.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G See subscript 529/094-01-2001-01.				

Project: Joint Inst for Computational Sciences Oak Ridge National Laboratory Oak Ridge, TN 529/094-01-2001-01		Project Work Type: New Construction	Delivery Method: Design / Bid / Build	Project Budget: \$7,274,784.00
		Current Work Phase: Construction Closed TROUBLED	Req'd Work Ph Compl:	MACC Budget: \$7,276,937.00
Project Manager: DePalma, N.	Construction Admin: Dixey, J.	Designer: JV Community Tec/Lewis Gro	Contractor: CMC Construction	
Project Health: Budget: G Schedule: Y Project was Substantially Complete on 6/4/04. Issues: R The original Contractor could not complete the job and therefore defaulted on his contract with the State. Hartford, the Surety, brought in a Completion Contractor to finish the project. After the building was Substantially Complete, it was discovered that the building envelop had water infiltration problems at the parapet wall and at window heads. RPA employed a consultant to evaluate the problems and to advise the State on proper solutions, since it was unclear as to the appropriateness of both the design and construction. Solutions to the problems have been agreed to and correction work began mid-July. New issues have surfaced that need to be corrected.				

Old State Prison

Project: Demolition-Phase II Old State Prison Nashville, TN 529/000-04-2004-01		Project Work Type: Demolition	Delivery Method: Design / Bid / Build	Project Budget: \$576,970.00
		Current Work Phase: Bidding Phase	Req'd Work Ph Compl:	MACC Budget: \$450,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Quantum Environmental & En	Contractor:	
Project Health: Budget: G Schedule: G Scope issues to be resolved prior to bidding. Issues: G				

Rachel Jackson Building

Project: Renovation-Selected Floors Rachel Jackson Building Nashville, TN Budgeted - FY 08/09		Project Work Type: Renovation	Delivery Method:	Project Budget: \$1,000,000.00
		Current Work Phase: Projects Requested	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Evaluating need for project relative to budget shortage and housing issue. Issues: G				

State Capitol

Project: Mech/Elec Upgrade Planning State Capitol Nashville, TN 529/005-01-2005		Project Work Type: Planning	Delivery Method:	Project Budget: \$16,500,000.00
		Current Work Phase: Root Project	Req'd Work Ph Compl:	MACC Budget:
Project Manager: DePalma, N.	Construction Admin: n/a	Designer: Smith Seckman Reid, Inc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: Mechanical & Electrical Upgrade/Direct Order State Capitol Nashville, TN 529/005-01-2005-01		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget: \$1,665,056.00
		Current Work Phase: Project Closed Out Awaiting One-Year Corr Insp	Req'd Work Ph Compl:	MACC Budget: \$1,142,400.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Smith Seckman Reid, Inc.	Contractor:	

Project Health:

Budget: G

Schedule: G Designer closeouts contingent on Direct Order Contractor to provide as-builts.

Issues: G

Project: Mechanical/Electrical Upgrade State Capitol Nashville, TN 529/005-01-2005-02		Project Work Type: Renovation	Delivery Method: Design / CM	Project Budget: \$14,500,000.00
		Current Work Phase: Construction Document Phas	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Smith Seckman Reid, Inc.	Contractor:	

Project Health:

Budget: Y Budget request submitted as line item in 2011 Budget.

Schedule: Y Draft schedule outlining a comprehensive plan to house Capitol occupants is completed. Time is of the essence.

Issues: Y RFP has been issued to select Construction Manager/General Contractor for project. Notice to Proceed expected to be given to GC Fall 2010 to allow adequate lead time for ordering equipment. Programming for housing plan underway.

Project: African American Sculpture State Capitol Nashville, TN 529/005-01-2008		Project Work Type: New Construction	Delivery Method: Request for Proposal	Project Budget: \$40,000.00
		Current Work Phase: Active ACTIVE	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Fitts, M.	Construction Admin:	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G

Issues: G Sculpture completed. Awaiting installation.

Project: Emerg Elec Repairs State Capitol Nashville, TN 529/005-02-2003		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,420,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$2,165,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: SSOE, Inc.	Contractor: Wolfe & Travis Electric Co.	

Project Health:

Budget: G

Schedule: G

Issues: G Sidewalk color is incorrect. Remediation is required.

Project: New Facility - Planning State Library & Archives Nashville, TN 529/043-01-2005		Project Work Type: Planning	Delivery Method: Request for Proposal	Project Budget: \$2,064,000.00
		Current Work Phase: Design Development Phase ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: n/a	Designer: JV Tuck Hinton Arch. & Thom	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: HVAC System Upgrade State Library & Archives Nashville, TN 529/043-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$366,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$261,926.50
Project Manager: Burd, S.	Construction Admin: Patteson, G.	Designer: Branham & Lloyd, LLC	Contractor: PPMI Construction	
Project Health: Budget: G Schedule: G Substantially Complete 3/1/10. Issues: G				

Project: Roof Replacement State Library & Archives Nashville, TN 529/043-02-2007		Project Work Type: Re-roof	Delivery Method: Design / Bid / Build	Project Budget: \$950,000.00
		Current Work Phase: Bidding Phase	Req'd Work Ph Compl:	MACC Budget: \$770,000.00
Project Manager: Law, V.	Construction Admin: Patteson, G.	Designer: Richard C. Rinks & Assoc., In	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

State Museum

Project: Initial Planning State Museum Nashville, TN 529/075-03-2005		Project Work Type: Planning	Delivery Method:	Project Budget: \$550,300.00
		Current Work Phase: Program Verification Phase ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: n/a	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Tennessee Performing Arts Center

Project: Maintenance Tennessee Performing Arts Center Nashville, TN 529/075-01-2008		Project Work Type: Maintenance	Delivery Method: Grant	Project Budget: \$300,000.00
		Current Work Phase: Active In Progress	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: n/a	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Project is a grant.				

Tennessee Tower

Project: Tenant Renovation - Multiple Floors Tennessee Tower Nashville, TN 529/079-01-2006		Project Work Type: Renovation	Delivery Method:	Project Budget: \$2,000,000.00
		Current Work Phase: Root Project	Req'd Work Ph Compl:	MACC Budget: \$1,100,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Project to be rescoped to address housing of Capitol occupants during execution of Capitol Mechanical Renovation project.				

Project: Edison Buildout 3rd & 19th Floors Tennessee Tower Nashville, TN 529/079-01-2006-01		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget: \$0.00
		Current Work Phase: Substantially Complete Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Copier electrical outlets need to be added via change order. Issues: G				

Project: Food Service Facility Tennessee Tower Nashville, TN 529/079-01-2008		Project Work Type: Renovation	Delivery Method: Design / Build	Project Budget: \$75,000.00
		Current Work Phase: Design Development Phase 75% Complete	Req'd Work Ph Compl:	MACC Budget: \$25,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: n/a	Contractor:	
Project Health: Budget: G Project has been budgeted, funded and contracted by Tennessee Business Enterprises. Schedule: G Renovation expected to start in March 2010. Issues: G Project has been rescoped to include limited renovation to existing food service facility.				

Project: 13th Floor Tenant Renovation Tennessee Tower Nashville, TN 529/079-01-2010		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget: \$225,000.00
		Current Work Phase: SBC Approved	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: Mech Equip Service Platform - 3rd Flr Tennessee Tower Nashville, TN 529/079-019		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Construction Document Phas 50% Complete	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Tim Shelton needs to meet with Designers to finalize documents.				

Project: Exterior Renovation Tennessee Tower Nashville, TN 529/079-02-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$14,550,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$13,000,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: JV TLC Engineering/Jack Fre	Contractor: Rock City Construction Co., I	
Project Health: Budget: G Schedule: G The work is currently about three months ahead of schedule. Project estimated to be Substantially Complete in April of 2010. Issues: G				

Project: 28th Floor Air Handler Replacement Tennessee Tower Nashville, TN 529/079-03-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$600,000.00
		Current Work Phase: Bidding Phase ON HOLD	Req'd Work Ph Compl:	MACC Budget: \$528,000.00
Project Manager: Burd, S.	Construction Admin: Shelton, T.	Designer: I.C. Thomasson Associates, I	Contractor:	
Project Health: Budget: G General Services considering smaller scope and budget for FY11. Schedule: G Issues: G				